

WARRANTY DEED
Joint Tenancy

023210

NO TRANSFER
TAX PAID

KNOW ALL MEN BY THESE PRESENTS,

That, **JEROME QUIRION**, of Waterville, in the County of Kennebec, and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **JEROME QUIRION** and **BERNADETTE QUIRION**, husband and wife, both of Waterville, in the County of Kennebec, and State of Maine, and whose mailing address is 51 Pleasant Street, Waterville, ME 04901, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said **JEROME QUIRION** and **BERNADETTE QUIRION**, as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land, with the buildings thereon, being the Williams Place, situate at the corner of Gilman and Pleasant Streets in said Waterville, bounded and described as follows: to wit:

North by said Gilman Street; east by Pleasant Street; south by a line beginning at a point in the westerly line of Pleasant Street directly opposite a stone bound set in the ground, which is supposed to make the northeasterly corner of land formerly of Jennie Dix Black, and running thence westerly at right angles to Pleasant Street ninety-one and one tenth feet (91.1') to an iron pin driven in the ground; thence turning to the left about ten degrees thirty minutes (10° 30') and running sixty-four feet (64') to an iron pin driven in the ground; thence southerly twelve and five tenths feet (12.5') to a corner; thence westerly on the north line of land formerly of Jennie Dix Black to a stone marking the southwest corner of said Williams lot; thence northerly to the easterly line of land of the Waterville Lane Company about ninety-seven and three hundredths feet (97.03') to Gilman Street.

Meaning and intending hereby to convey the premises acquired by Josephat Quirion by deed of Pierre H. Boudreau dated April 12, 1937, and recorded in the Kennebec County Registry of Deeds in Book 729, Page 481. This conveyance is subject to a Retaining Wall Agreement with the City of Waterville dated October 5, 1955, and recorded in the Kennebec County Registry of Deeds in Book 1025, Page 110. By will of Josephat Quirion duly probated in and for the County of Kennebec, the subject property was devised to Elsie A. Quirion. Elsie A. Quirion died on October 2, 1986, and devised the within described property to the within Grantor Jerome Quirion by will duly probated in and for the County of Kennebec.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said **JEROME QUIRION** and **BERNADETTE QUIRION**, as joint tenants and not as tenants in common, and their heirs and assigns, to them and their use and behoof forever.

And I do covenant with the said Grantees, as aforesaid, that I am lawfully seized in fee of the premises; that they are free of all encumbrances: EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that their heirs and they shall and will Warrant and Defend the same to the said Grantees, their heirs and assigns against the lawful claims and demands of all persons.

In Witness Whereof, the said **JEROME QUIRION**, joining in this deed as Grantor, and relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set my hand and seal this 25th day of September in the year of our Lord one thousand nine hundred and ninety-one.

Signed, Sealed and Delivered
in the presence of:

Court B. B. B.

Jerome Quirion
JEROME QUIRION

STATE OF MAINE
KENNEBEC, SS.

DATED: September 25, 1991

Personally appeared the above named **JEROME QUIRION** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Albert L. Bernier

Notary Public

Print Name:

My Commission Expires:

ALBERT L. BERNIER
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES DECEMBER 17, 1996

RECEIVED KENNEBEC SS.

1991 OCT -3 AM 9:00

ATTEST: Thomas Charles Mann
REGISTER OF DEEDS

